

**CPAM 1999-0001**  
**Purcellville Urban Growth Area Management**  
**Plan/Amendment (Blue Ridge District)**

Adopted July 21, 1999

**CPAM 1999-0001, Amendment to Purcellville Urban Growth Area Management Plan to Include Phasing Guidelines**  
BOS Adoption July 21, 1999  
Town Council Adoption July 13, 1999

Purcellville Urban Area Management Plan, Chapter 7, Section A, Phasing, page 58

In addition to the policies set forth in Chapter 7, Section A "Phasing", page 58, the Board of Supervisors and Town of Purcellville adopted amendments as follows:

**TOWN OF PURCELLVILLE  
URBAN GROWTH AREA**

**PHASING GUIDELINES FOR LAND  
IN THE URBAN GROWTH AREA**

The purpose of this document is to provide guidance to the Town Council and County of Loudoun in determining the timeliness and appropriateness of the development and annexation of property located in the Urban Growth Area around the Town of Purcellville. These guidelines shall constitute an integral part of the Purcellville Urban Growth Area Management Plan. The following specific guidelines shall apply in the Urban Growth Area:

1. Only properties that are contiguous to the corporate limits of the Town are eligible to apply for annexation into the Town.
2. Until such time as these guidelines are amended by the joint action of the Town of Purcellville and the County of Loudoun, property, to be eligible for annexation, must be located within the ten year growth plan identified as Phase I of the Urban Growth Area, as that area is shown on the Phase I Urban Growth Area Map dated May, 1999, incorporated herein by reference.
3. Development proposed for property to be annexed within the Urban Growth Area shall conform with the adopted Purcellville Urban Growth Area Management Plan and shall reflect innovative land design and environmental sensitivity.
4. Development proposed for properties within Phase I shall conform with the uses and densities identified on the Ultimate Land Use Map contained in the Purcellville Urban Growth Area Management Plan. All development for properties in the Urban Growth Area that is not within Phase I shall conform with the uses and densities identified on the Interim Land Use Map contained in the Purcellville Urban Growth Area Management Plan.

5. Annexation and development of property in Phase I of the Urban Growth Area must be within the capability of the Town to provide an adequate water supply and water and sewer plant capacity pursuant to the Town's adopted Capital Improvement Program and pursuant to a plan of phasing incorporated within the annexation and zoning process that insures the Town's ability to provide water and sewer plant capacity in a timely and efficient manner consistent with the Town's Capital Improvement Program.
6. New development on annexed property shall utilize water and sewer service provided by the Town. The extension of such utilities shall be at no cost to the Town or County.
7. All applicants for annexation will be required to enter into a guaranteed purchase contract for water and sewer connections which will specify a minimum number of connections that an applicant must purchase annually. This guaranteed purchase contract shall be secured by the posting of a performance bond in an amount sufficient to provide a level of surety which guarantees that, in the event of failure to purchase the required number of connections in a year, the Town could draw such amount(s) as necessary to cover such shortfall. Applicants shall be required to purchase all water and sewer connections at the then prevailing rate for such connections. In addition to the minimum number of annual connections, each guaranteed purchase contract shall specify the maximum number of water and sewer connections which may be purchased annually by the applicant. Such number shall be based upon forty percent of the approved lots for such development.
8. Any landowner of property contiguous to the Town, but outside of Phase I, as shown on the referenced Phase I map, may request an amendment to these guidelines and the Purcellville Urban Growth Area Management Plan to allow for the out of phase development of such property in accord with the policies set forth in Chapter 7, Section A of the Purcellville Urban Growth Area Management Plan.

# PHASE ONE AREA OF THE PURCELLVILLE UGA

